



## 18 Balgore Way, CAREY PARK, WA 6230

GUIDING HIGH \$500,000's

Affordable, with everything you could want!

This home will have the boys running for the shed! Not only does it have a hot mix driveway, all the way through the carport with a roller door, then access out to the big workshop at the rear, and for those boys with lots of toys, even an extra parking bay out the front as well.

Walking in, the home is now open plan with the air-conditioned lounge, then through to the renovated kitchen.

The kitchen is the focal point of the home, lots of cupboards, and the additional overheads adds so much more storage and ample bench space as well.

Down the hallway is 3 bedrooms! No sleep out here, just 3 big bedrooms! With easy access to the renovated bathroom.

The laundry at the rear then leads through the new full-length patio that has been added, a huge children's delight here with room for the biggest of trampolines, followed

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Auction

**INTERNET ID:** 300P193399

**AUCTION DETAILS**

6:00pm, Monday March 30th, 2026

**CONTACT DETAILS**

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Roslyn Ierace**  
0407 529 398

at the rear with a sand pit and play area. And yes, that shed has space for all the toys!

On the left side of the home, down the hot mix drive, is a double-length, "extra height" carport. While on the right-hand side, an extra-wide carport, again with a roller door, I can see potential here for an extension, or even a decked alfresco area.

This home has so much to offer, and will not last, so don't delay, call Exclusive Agent and Auctioneer Roslyn Ierace on 0407 529 398.

- 1958 built home
- 3 bedroom, 1 bathroom
- 739 m<sup>2</sup>\* block zoned R20/40
- 6 x 7 m\* workshop
- Rewired
- Renovated kitchen
- Renovated bathroom
- Built-in robes to master
- Hot mix driveway through to the workshop
- Side access through to the rear
- Carport with a roller door on both sides of the home
- Security cameras
- Fruit trees

Shire rates \$2,481.23\*

Water rates \$1,313.53\*

This property is for sale by Openn Negotiation (Online auction with flexible conditions)

The auction has commenced, and the property could sell as early as tomorrow.

Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out!

(The sellers reserve the right to sell prior) Register to watch the auction at [openn.com.au](http://openn.com.au)

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 739.00 square metres
- Building Area: 81.00 square metres

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- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage
- 3 car carport
- Floorboards







